

February 8, 2017

**Rock Island Board of Zoning Appeals
Council Chambers—Third Floor—City Hall
1528 – 3rd Avenue
Regular Meeting Agenda
February 8, 2017
7:00 PM**

1. Call to Order and Roll Call
2. Approval of the Minutes of the regular meeting of January 11, 2017
3. Procedural Explanation
4. Public Hearing #2017-02: The applicant, Scott MacDonald, has filed a request for a special exception to authorize a boarding and lodging house for up to six residents in a R-3 (one and two family residence) district at 717 29th Street.
5. Other Business
6. Adjournment

**MINUTES OF THE
ROCK ISLAND BOARD OF ZONING APPEALS**

Regular Meeting

7:00 p.m.

January 11, 2017

ATTENDANCE:	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent
<input type="checkbox"/> Kevin Day		<input checked="" type="checkbox"/> Karen Williams
<input checked="" type="checkbox"/> Dave McAdam		<input checked="" type="checkbox"/> Larry Tschappat
<input checked="" type="checkbox"/> Gary Snyder		<input checked="" type="checkbox"/> Robert Wild
<input type="checkbox"/> Faye Jalloh		

Staff Present: Ryan Berger, Alan Fries.

Chairman Snyder called the meeting to order at 7:00 p.m.

Approval of Minutes – Mr. McAdam made a motion to approve the Minutes of the December 14, 2016 meeting. Mr. Wild seconded the motion, and it passed unanimously.

Procedural Explanation – Chairman Snyder explained the procedure to be followed for the public hearing.

Public Hearing #2017-01 - Request from Timothy Niemiec (LaManccchia Group) for the Gas and Electric Credit Union for a variance of 11 off-street parking spaces of the 28 off-street parking space requirement for a credit union office in a B-3 (community business) district at 2300 4th Avenue.

Mr. Fries presented the staff report. He explained the Zoning Ordinance requires a total of 28 total off-street parking spaces for the existing structure and proposed addition. The applicant proposes to construct an attached 2,136 square foot, one-story building addition in the south front yard, which will remove some existing parking on the site. Additional off-street parking will be leased from an adjacent property owner.

The proposed one-story addition will be in-line with the west façade of the existing office structure. The original 4,378 square foot structure was constructed when the previous zoning ordinance identified no front yard setback. The current structure is set back approximately seven feet from the west property line. The proposed addition will also match the existing façade materials of the current structure and will be located in an area currently used for employee parking and access to the drive-thru stations. 17 customer parking spaces will remain on the north side of structure, while 9 primarily employee spaces will be removed on the south side to accommodate the new addition. The applicant indicates that up to two new employees are expected to be added. The credit union has made arrangements to lease additional off-street parking from the adjacent property owner to the west across 23rd Street (JTM Concepts, 2222 4th Avenue).

In a related request not reviewable by the Board, the applicant has submitted a public right-of-way vacation request to the City Council for an approximate 3,340 square foot area located adjacent to 5th Avenue south of the existing employee parking spaces (see attached vacation map). This vacation request is needed in order to meet the 20 foot south front yard setback requirement required in the existing Zoning Ordinance.

The site plan identifies that the proposed addition is located within 14 to 15 feet from the existing south property line (ordinance requires a 20 foot front yard setback). The applicant proposes to locate a new monument freestanding sign in this area and provide a landscape plan identifying several low level landscaped areas. The City Council will consider this request sometime in late January or early February.

Chairman Snyder called for proponents.

Tim Niemiec, 157 North Milwaukee Street in Milwaukee, Wisconsin, was sworn in. He said his business was hired by the credit union to research if the present location was the best place to expand the business, or should other sites be considered. He said their research identified that expanding at the present site was the best location for the credit union to expand. He said that the employee parking area on the south end of the site was the optimum location to expand the existing building and that they have made arrangements to lease parking from an adjacent property owner. He added that they are also looking into a future and better solution to the parking issue.

Mr. Wild asked if customer parking will be affected by the variance request. Mr. Niemiec replied that the customer parking area will not be affected and that area provides adequate parking for customers on a typical day.

As no one else wished to speak, the public hearing was closed.

Decision Case #2017-01 – Mr. Wild made a motion to approve the request because:

1. The proposed variance will improve the return on the property.
2. The property is a corner lot with three front yards and a smaller rear yard.
3. The proposed variance will not alter the character of the neighborhood.

Mr. Tschappat seconded the motion, and it passed unanimously.

Other Business:

Mr. Fries informed the Board there is one case for the regular February 8, 2017 meeting.

Adjournment:

Chairman Snyder adjourned the meeting at 7:20 p.m.

Respectfully submitted,
Ryan Berger
Interim Planning and Redevelopment Administrator

REPORT

TO: Board of Zoning Appeals

FROM: Community and Economic Development Department
Planning and Redevelopment Division

DATE: February 2, 2017

SUBJECT: Case #2017-02- Request for a special exception to authorize a boarding and lodging house in an R-3 (one and two family residence) district.

Applicant:
Scott MacDonald

Location:
717 29th Street

Request:
To allow a special exception to approve an authorized use (boarding and lodging house) in an R-3 (one and two family residence) district.

Size of Property:
The property measures 60' x 180' (10,800 square feet).

Zoning History:
None.

Existing Land Use and Zoning:
The site is occupied by a vacant single family residence. To the north are two undeveloped parcels and a single family residence, zoned R-3. To the east are single family residences and an Unrelated Group Family Use, zoned R-3. To the south are single family residences including an Unrelated Group Family Use at 721 29th Street, zoned R-3. To the west is a four unit structure, zoned R-3. There is also a pending Unrelated Group Family Use located just to the west of the four unit structure, also zoned R-3.

Topography:
The site slopes up approximately three feet from street level.

Affected Requirements:
The zoning ordinance requires Board authorization to approve a boarding and lodging house in an R-3 zoning district (Section 16.3b). The applicant proposes to establish a boarding and lodging house for up to six residents.

Conditions to Authorize Use:

1. Reasonable Return: The proposed special exception and rehabbed use will improve the return on the property.
2. Unique Circumstances: None.
3. Character Alteration: The proposed use will not alter the character of the neighborhood.

Comments:

The existing structure has been on a City list for recommended demolition properties, but has been recently purchased by the applicant in an effort to rehab the structure and use it for a six bedroom rental property. The applicant has submitted the attached revised site and floor plan and building elevations identifying the reconfiguration of a proposed nine (9) space parking lot in the rear of the property utilizing the existing driveway off of 29th Street as one of the two access points for the parking lot. The second access point is off the alley.

Staff believes that since only six off-street parking spaces are required for a six bedroom boarding and lodging house that only six spaces should be located in the rear yard to minimize the impermeable surface coverage of the rear yard and maintain a more residential character of the neighborhood. Staff also supports requiring that the driveway not be used for parking but only for access to the rear yard to alleviate any parking that would be adjacent to the residential structure to the south. Finally, staff also recommends that an adequate landscape buffer be provided along the south property line adjacent to the parking area (see recommended stipulations).

Recommendation:

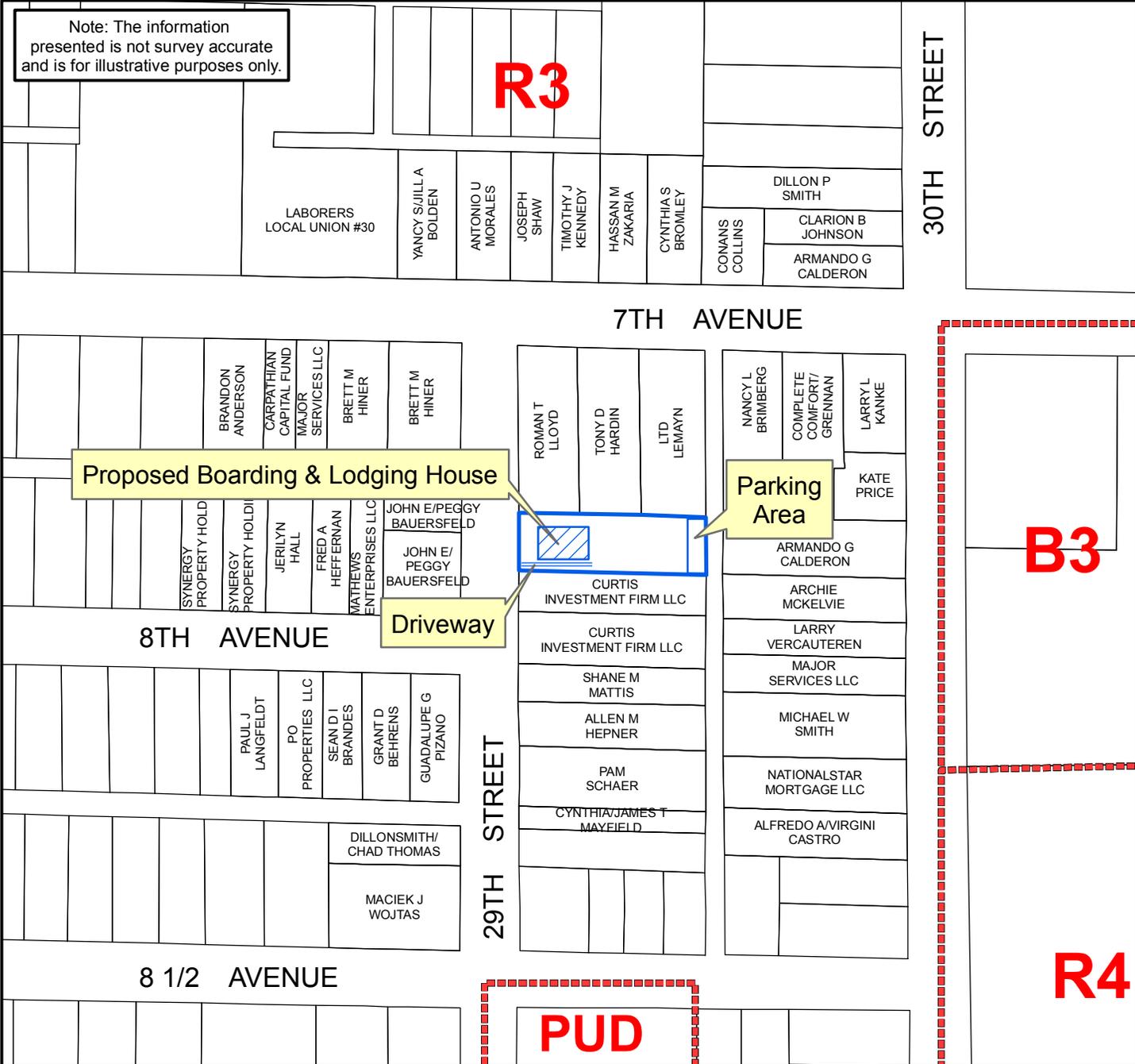
That the special exception be approved because it will improve the return on the property and will not alter the character of the neighborhood.

Approval should be subject to the following stipulations:

1. The driveway from 29th Street be limited to access to the rear yard parking lot only, no parking shall be allowed in the driveway.
2. That only six (6) off street parking spaces be allowed in the rear yard improved parking lot.
3. A minimum of a five foot wide landscaped area be provided along the south property line with arborvitae evergreen plantings.

BOARD OF ZONING APPEALS

Note: The information presented is not survey accurate and is for illustrative purposes only.



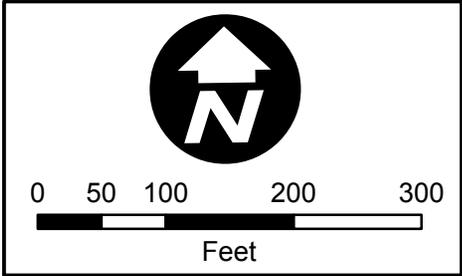
BOARD OF ZONING APPEALS 2017-2

Legend

- Parcels
- Subject Property

DR. BY: K.G.D.

APPR. BY: R.B./A.F.

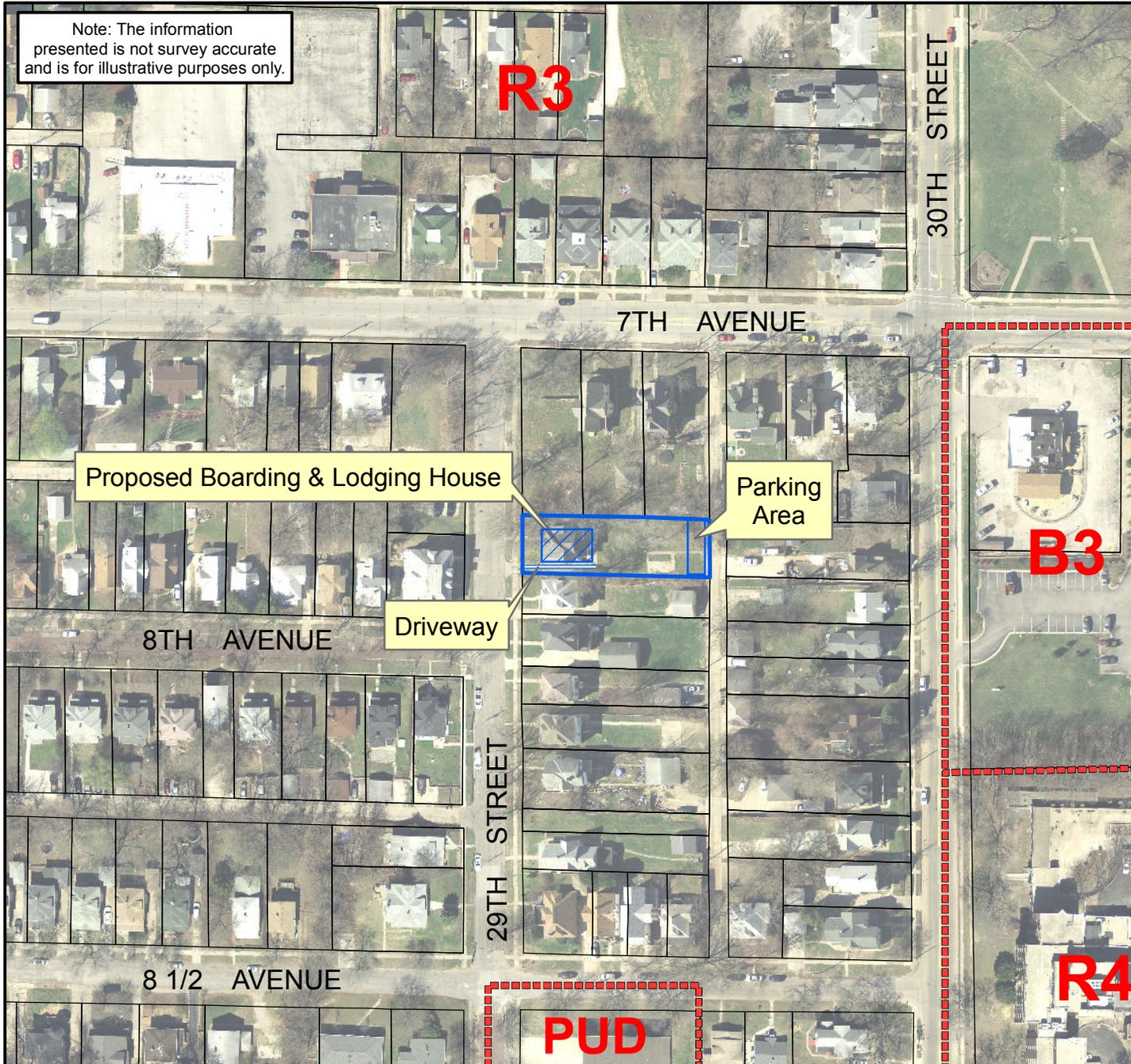


City of Rock Island

COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
Planning and Redevelopment

BOARD OF ZONING APPEALS

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BOARD OF ZONING APPEALS 2017-2 Aerial

Legend

-  Parcels
-  Subject Property

DR. BY: K.G.D.

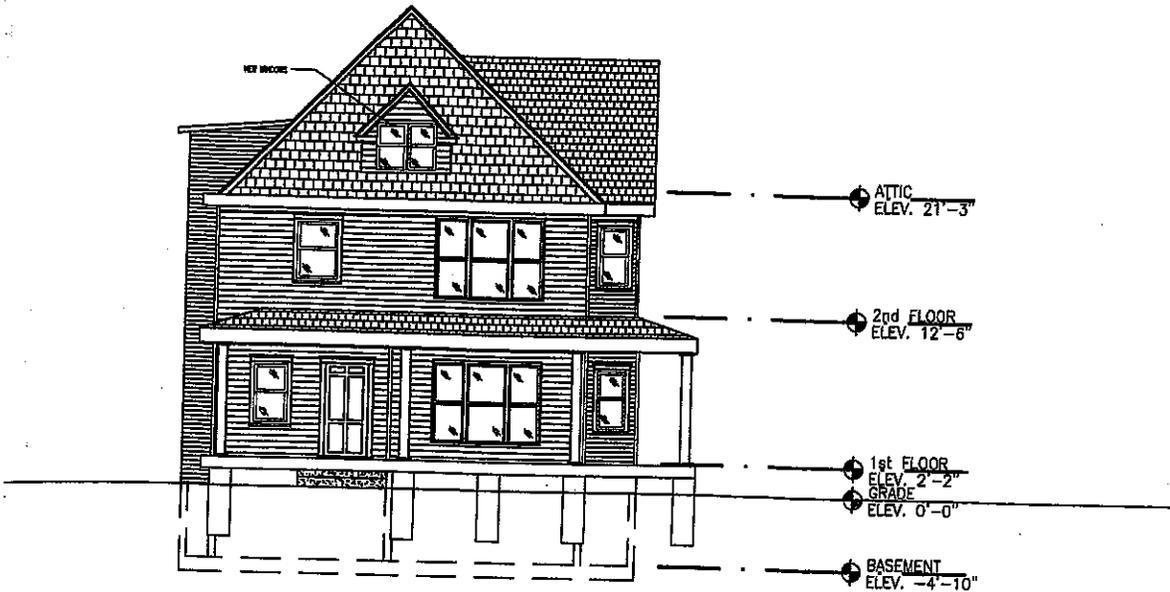
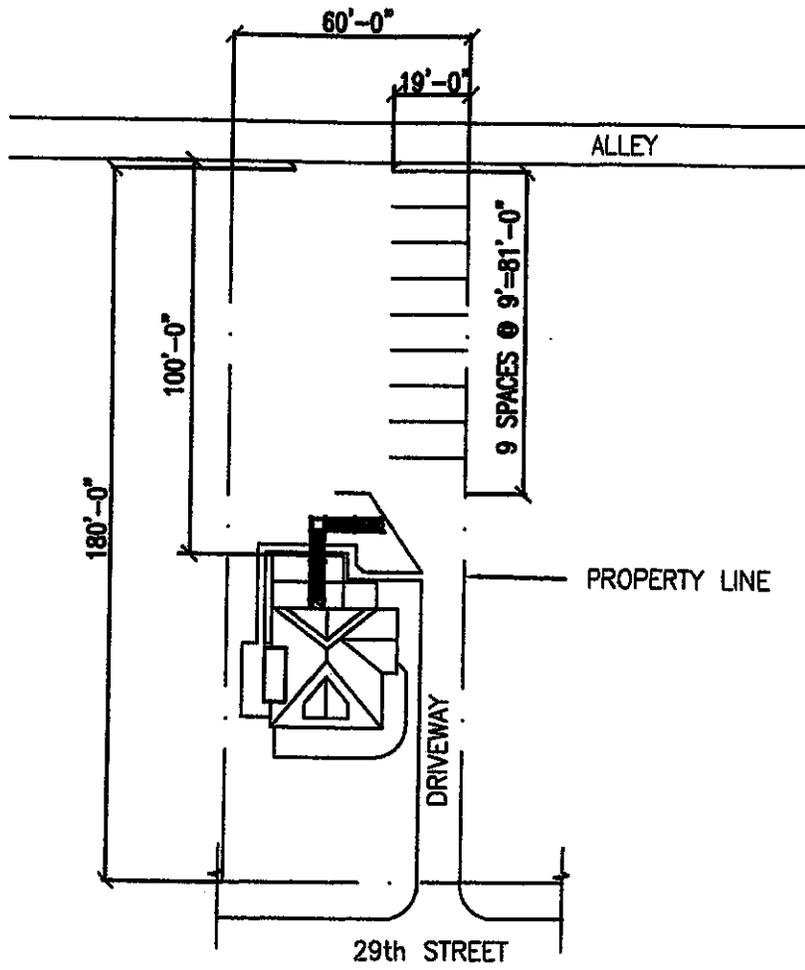
APPR. BY: R.B./A.F.



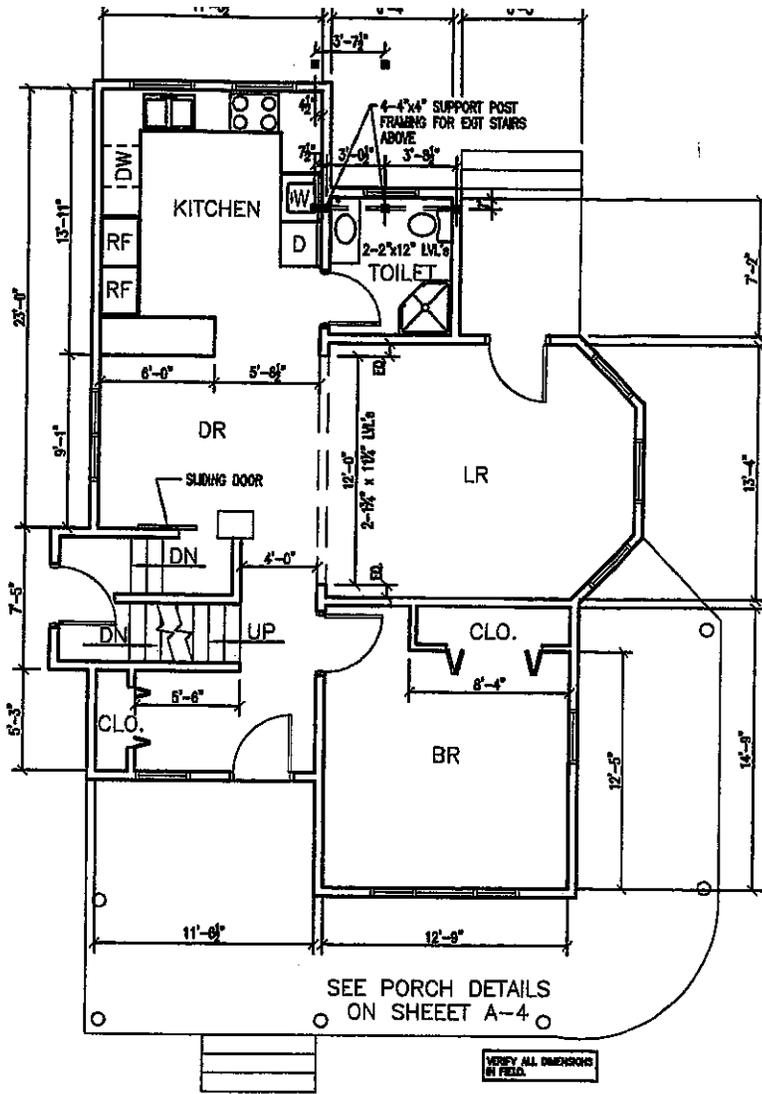
City of Rock Island

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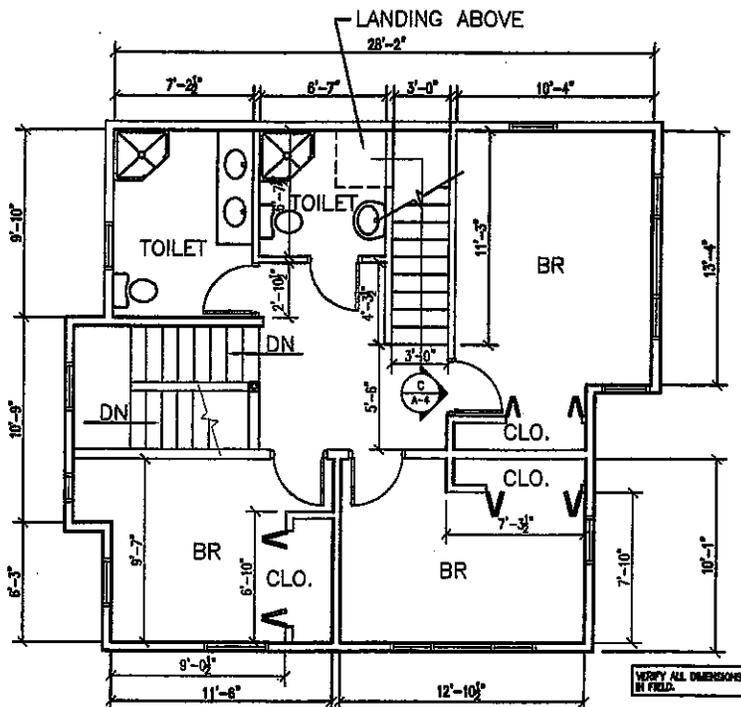


WEST ELEVATION
Scale: 3/32" = 1'-0"



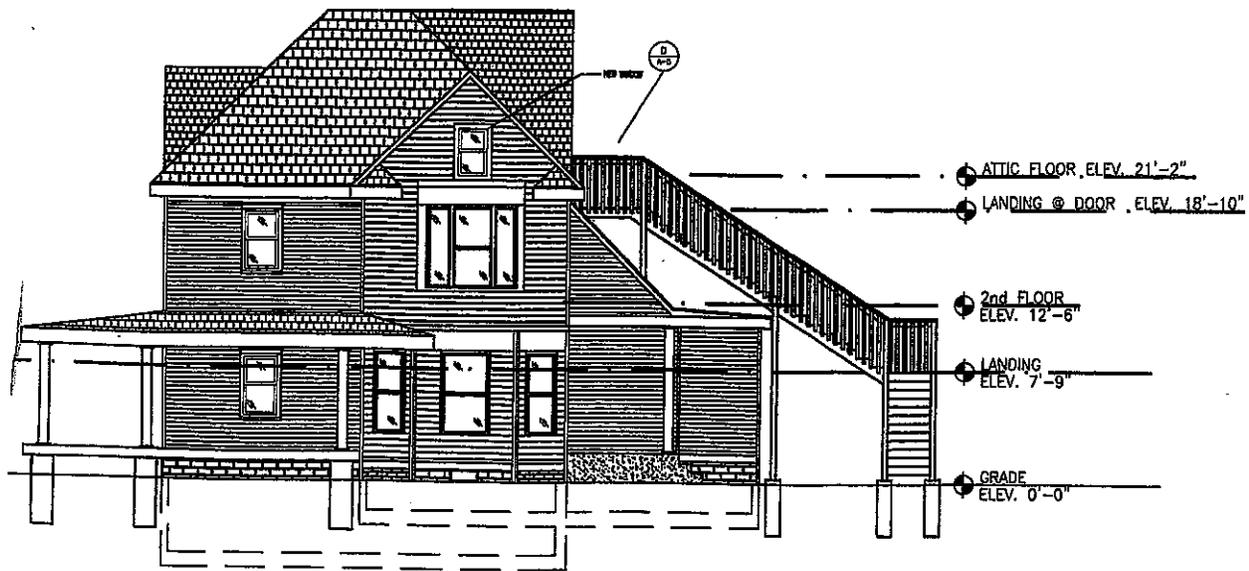
1st FLOOR PLAN

No Scale

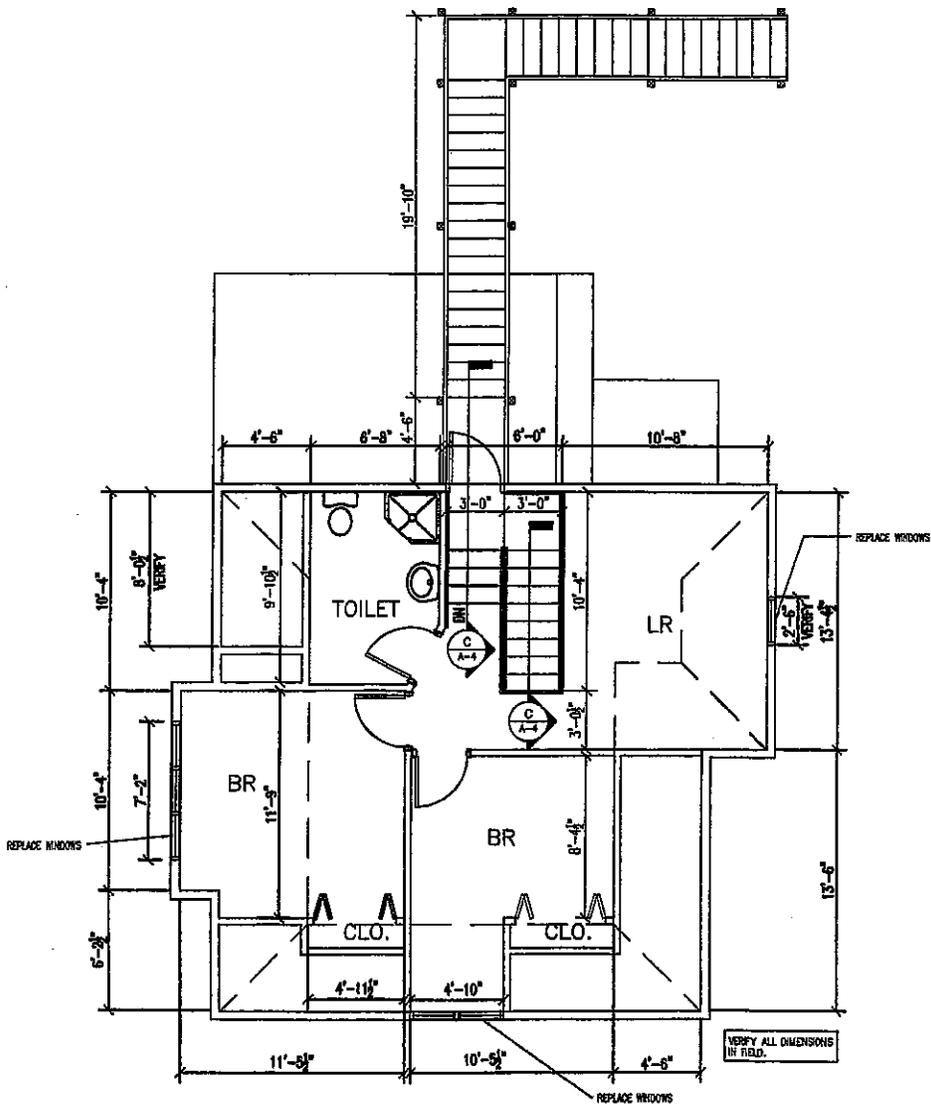


2nd FLOOR PLAN

Scale: 1/8" = 1'-0"



SOUTH ELEVATION
 Scale: 3/32"=1'-0"



ATTIC FLOOR PLAN
 NORTH - 1/4"=1'-0"

NEW OPTIONAL ATTIC PLAN
 Scale: 1/8"=1'-0"

